



APPROVED MINUTES

SUMMIT COUNTY SERVICE AREA #3 BOARD OF TRUSTEES
PUBLIC MEETING & BOND AND FEE HEARING
SHELDON RICHINS BUILDING, AUDITORIUM, 1885 UTE BLVD, PARK CITY, UT 84098
[TUESDAY, JANUARY 20, 2026](#)

Meeting also conducted via Google Meet.

1. **Welcome (5:31pm)**

- a. Welcome called to order by Scott Witkin, Board Chair
- b. Roll Call & Conflict of Interest Disclosure - No conflicts were disclosed.

Board Members:

Scott Witkin, former Chair
Jon "Otto" Blum, Treasurer
Karri Taix, former Clerk
Derek Price, new Chair
David Olson, new Clerk
Caroline Gleich
Justin Shea, new Vice Chair

Staff & Contractors:

Vince Pao-Borjigin, Acting GM
Jody Anagnos, Office Manager (online)
Chris Bullock, Road & Water Manager
Nathan Bracken, legal counsel

Guest attendees: Bill Loughlin, Geo-Logic; Joe Santos, Rimrock Engineers, Garrett Gross, Gilmore & Bell, P.C. Bond Attorney

2. **Election of Officers -**

- Justin nominated Derek for Chair, Otto seconded, unanimous vote to elect
- Derek nominated Justin for Vice Chair, Karri seconded, unanimous vote to elect
- Derek began to lead the meeting now, as Chair.
- Karri resigned as Clerk.
- David self nominated himself for Clerk, Scott seconded, unanimous vote to elect
- Otto is Treasurer and will remain in that position.

It was decided to table a deputy clerk for now. A roll call vote was not needed, as all votes were unanimous. Vince will update check signers for bank account and PTIF fund.

3. **General Public Comment (5:39pm)**

Luann Lukenbach - 695 Summit Dr
Sally White - 1230 Pace Rd

4. **Administrative & Financial (5:44pm)**

- a. Approval of December 9, 2025 minutes

Scott made a motion to approve the minutes as presented for December 9, 2025; Derek seconded the motion. All Trustees in attendance voted in favor of approving the December 9, 2025 meeting minutes. (vote 7-0)

[Link: December 9, 2025 approved minutes](#)

Approval of January 15, 2026 minutes for Board Training Workshop

Justin made a motion to approve the minutes as presented for January 15, 2026; Scott seconded the motion. All Trustees in attendance voted in favor of approving the January 15, 2026 meeting minutes. (vote 7-0)

[Link: January 15, 2026 approved minutes](#)

- b. Monthly Financial Report - The accountant created a monthly financial report to close out 2025. The report presented is part of the Board packet.

5. **Water, Roads & Trails Update (5:55pm)** - Chris Bullock, Road and Water Manager, presented. Chris received test results this afternoon for the Greenfield well and he will bring back recommendations at the next meeting for repairs and findings. The Greenfield well arsenic study is part of the bond but the repair expenses are not part of the bond. Vince added a trail update. Vince has been communicating with the Mountain Life Church and Basin Rec/Summit County to see if we can improve the trails. There are grants available. David noted that there is some road damage on Whileaway from the snow plow contractor. The plows pulled up the pot hole repairs. Chris will hold the contractor responsible to repair or pay to repair the road at the end of the season.

6. **Water Infrastructure Bond Hearing (6:01)**
 - a. Presentation of Water Infrastructure Bond - Vince presented slides explaining the bond, bond terms and fee increases and repayment. The bond attorney, Garrett Gross from Gilmore & Bell was present to answer questions. It was noted there is a typo in the ADU fee for 2028 should be \$151.00. The Water System Improvement Presentation is part of the Board packet. Garrett Gross, Gilmore & Bell, P.C. Bond Attorney spoke about the bond process. Last fall the Board adopted a parameters resolution which authorized the upper most limits of the bond. There was a thirty day contest period after the resolution was adopted. After public comment today, there's no vote, just compliance of legal obligations/compliance to have a bond public hearing. A document will be signed by the Board Chair and Clerk verifying compliance of public noticing and compliance for bond requirements.
 - b. Public Comment on Bond Hearing (6:35pm)
No public comment.

7. **Fee Schedule Hearing (6:35pm)**
 - a. Presentation of Fee Schedule Changes Needed to Issue Water Infrastructure Bond - Presented by Vince, he reviewed the Proposed Rate and Fee Changes. Again, noted a typo in ADU fees for 2028 should be \$151. First payment on the bond is after completion of the project. First jump is from \$109 to \$112 starting February 1, 2026. Nathan explained the standby fees and why we charge standby fees.
 - b. Public Comment on Fee Schedule Hearing (6:39pm)

No public comment.

- c. Resolution 2026-01: Approving Revisions to Fee Schedule
David made a motion to approve Resolution 2026-01: Approving revision to the fee schedule as presented; Otto seconded the motion. All Trustees in attendance voted in favor of approving Resolution 2026-01. (vote 7-0)
[Link: Resolution 2026-01: Approving Revisions to the Fee Schedule](#)
The Service Area also posts a Public Notice to notify residents of the approved rate and fee. This was posted the day after the meeting.
[Link: Public Notice: Notice of Service Area 3 Water Rate Adoption](#)

Derek, Board Chair, thanked guests for attending the meeting.

8. **Closed Session**
At 6:43pm, Justin made a motion to move into closed session to discuss the reasonably imminent litigation, and/or the sale or purchase of real property pursuant to Utah Code §§ 52-4-204 through 205, David seconded the motion. All Trustees in attendance voted to move into closed session. (vote 7-0)
9. **Adjournment (7:33pm)**
Derek made a motion to adjourn the meeting; Scott seconded the motion. All Trustees in attendance voted to adjourn the meeting. (vote 7-0)

Next meeting is February 24, 2026 at Mountain Life Church. Note: it is a week later due to school break

Online participant: There were no online participants.